

Drew Gardens Task Force
Meeting Minutes
August 17, 2016
7:00 pm, Town Hall Meeting Room
Westford, Ma 01886

Approved August 31, 2016

Present: Andrea Peraner-Sweet, Charlie Andrews (alternate), Bob Webb, Bob Waskiewicz, Juliette Mount, Joyce Minosh, Bob Boonstra,
Staff: Chris Kluchman

Open Forum: No Open Forum comments.

Reviewed Minutes: of July 21, 2016. Juliette added a correction to remarks attributed to her. Minutes approved unanimously as amended (Bob moved, Charlie seconded).

Reviewed Transportation Information. Tucker McCarthy, TFMoran, walked through the Trip Generation Comparison dated 17 Aug 2016 comparing estimated trip generation from a Quality Restaurant with that from a farm stand / nursery. Chris Kluchman pointed out that this comparison was prepared at the request of the Task Force but was in no way the full traffic impact study that would be done as part of the planning process. It was noted that some of the traffic scoping letter included data prior to opening of Cornerstone Square and that there was not an ITE category for Function Room, so quality restaurant was used for the entire building.

Plan updates presented. TFMoran also presented a revised site grading plan, with all storm water management shown on the APR 3 portion of the property. In response to questions, Mr McCarthy stated that it would be incorrect to say there would be no regarding on APR 1 and 2, that, because of the material spread around the property by the previous owner, that material would need to be removed to restore the soil for agriculture.

APR Review. Andrea initiated a discussion of the document provided by the APR subgroup, asking whether, because of its length, it might be better for the Task Force to take a week to review the document and have the topic as the sole agenda item at the next meeting. Chris distributed a page describing the structure of the APRs. Bob Boonstra pointed out a couple of key points for the Task Force to review, specifically the implications of adding a restaurant as a retained right, and the clauses requiring approved activities to be given to a full-time farmer. The consensus was that the APRs should be discussed at the next meeting, on the 25th.

Enter Executive Session. Andrea asked for a motion to go into Executive Session for the purpose of discussing negotiations RE the proposal in question. Charlie so moved, Bob Boonstra seconded, passed unanimously by roll call.

Adjournment. After coming out of executive session, Juliette moved for adjournment, Charlie seconded, passed unanimously.

Minutes taken by Bob Boonstra